

# OXFORD

REALTY SERVICES, INC.

# FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

## M. Berger Industrial Park

Bingham Street, Pittsburgh, PA 15203

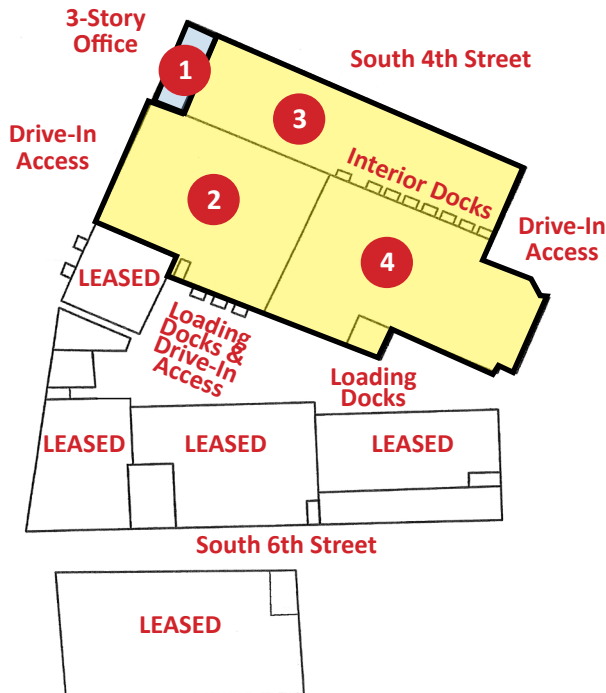


### Property **Highlights**

<b>Location:</b>	South Side, City of Pittsburgh - Within walking distance to Station Square
<b>Address:</b>	401 Bingham Street, Pittsburgh, PA
<b>Type:</b>	Warehouse, Storage & Light Assembly Ideal for conversions to indoor sporting, including Pickleball, recreational, or entertainment venues
<b>Site Size:</b>	8.819 acres
<b>Building Area:</b>	Approximately 209,676 SF
<b>Zoning:</b>	RIV-IMU Industrial Mixed-Use Subdistrict

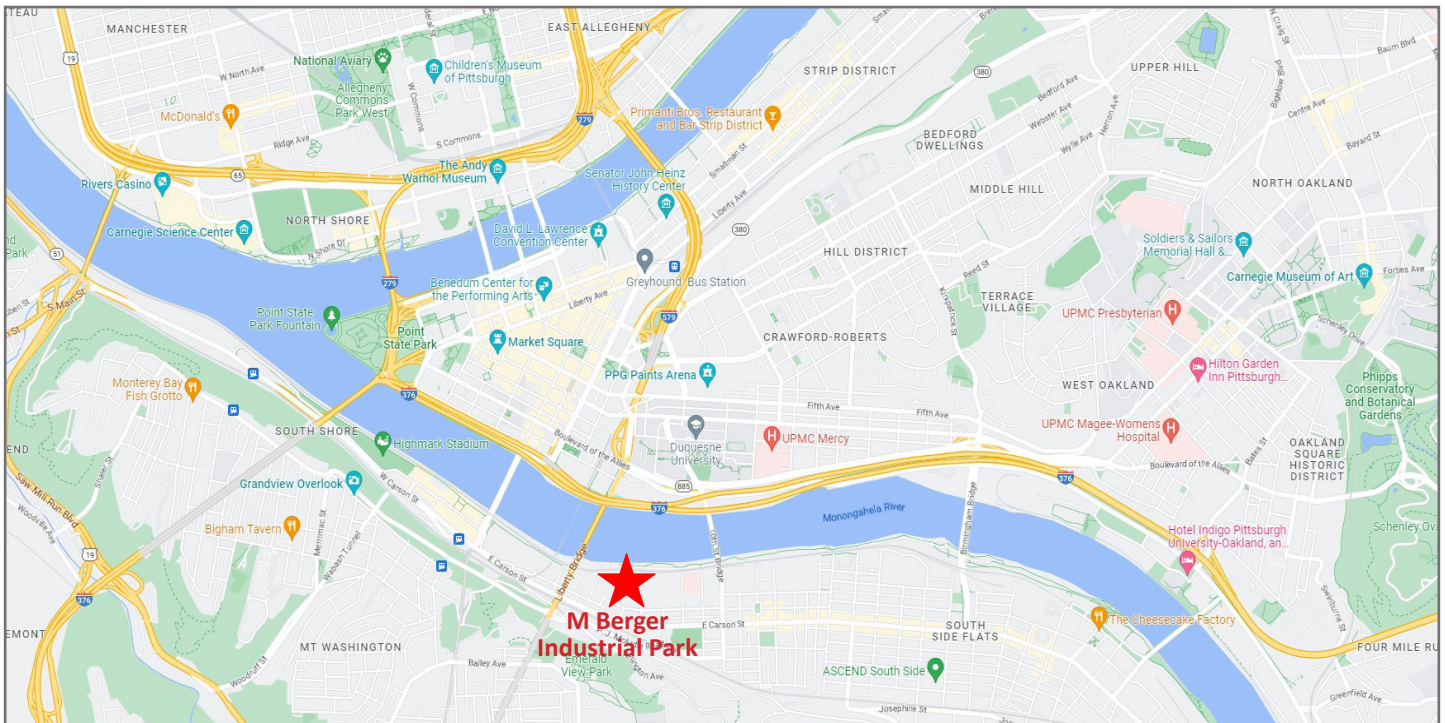


## Up to 118,978 SF Contiguous Available (Areas 1-4)



### Current Availabilities

Site Plan #	Address	Available SF	Type
1	401 Bingham	778 SF	Office
2	415 Bingham	40,800 SF	Warehouse / Storage
3	403 Bingham	32,400 SF	Warehouse / Storage
4	423 Bingham	45,000 SF	Warehouse / Storage



For more information please contact:

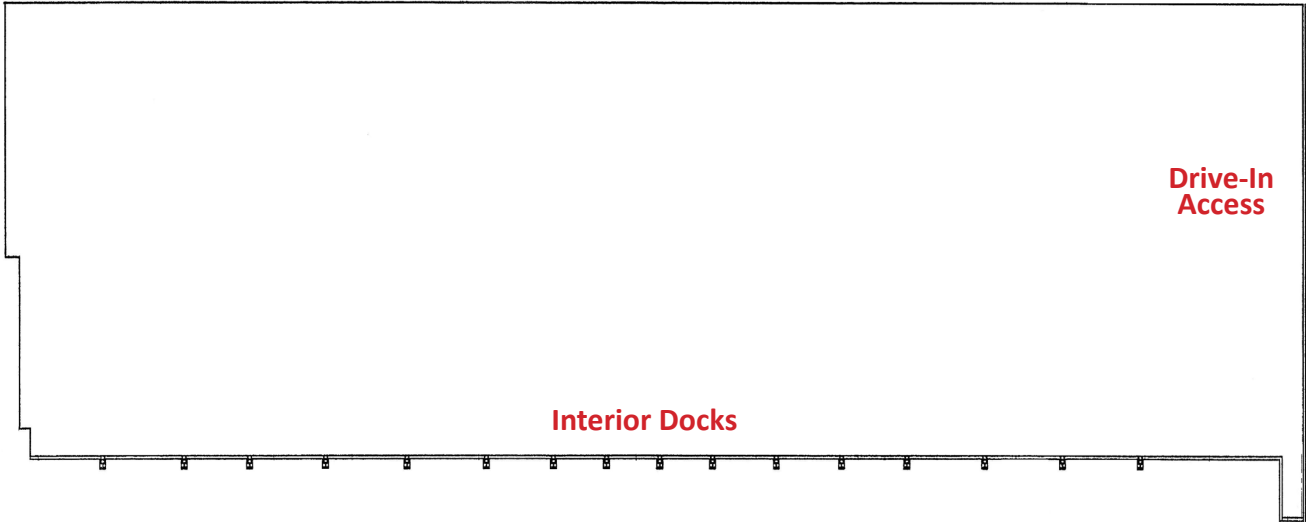
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**OXFORD**  
REALTY SERVICES, INC.

2545 Railroad Street  
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403 Bingham Street



Building Specifications

Area:  
32,400 SF

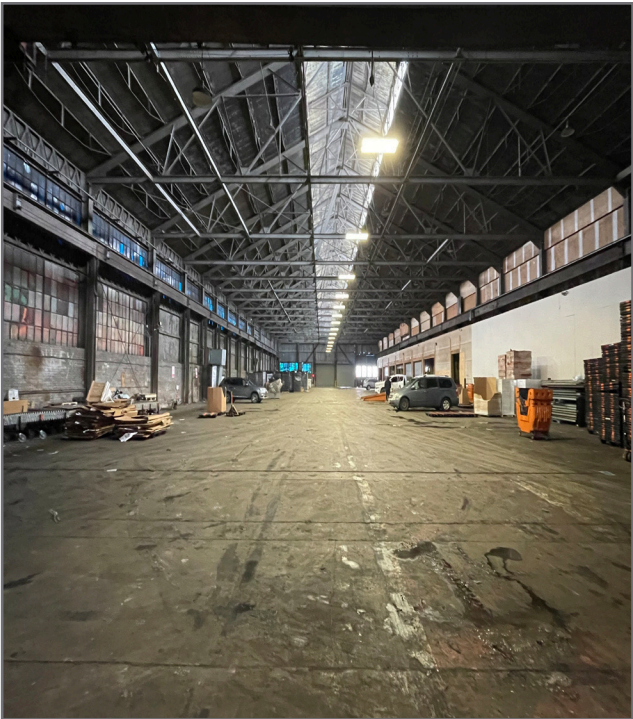
Ceiling Height:  
25' Clear

Warehouse Lighting:  
LED

Column Spacing:  
Primarily Column Free

Drive-In Doors:  
2 - 12'W x14'H Drive-In

Electric Service:  
Duquesne Light





## 415 Bingham Street

### Building Specifications

Area:

40,800 SF

Column Spacing:

Primarily Column Free

Ceiling Height:

25' Clear

Dock Doors:

4 - Covered Overhead Doors

Drive-In Doors:

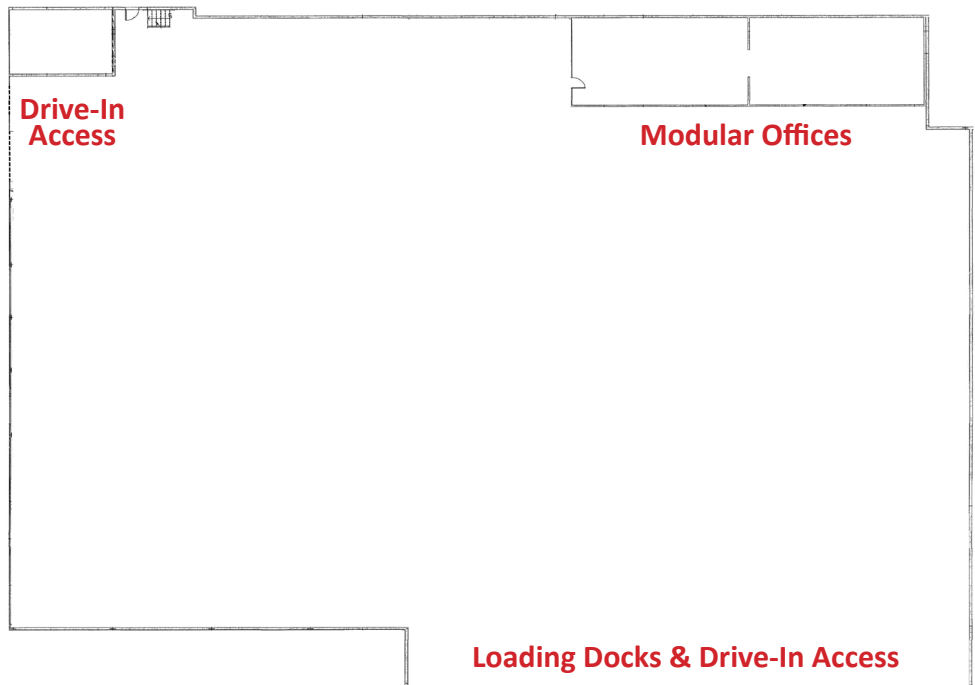
2 - 12'W x14'H Drive-In

Warehouse Lighting:

LED

Electric Service:

Duquesne Light



## 423 Bingham Street

### Building Specifications

Area:

45,000 SF - Up to 69,000 SF

Column Spacing:

Primarily Column Free

Ceiling Height:

25' Clear

Dock Doors:

4 - Covered Overhead Doors

Drive-In Doors:

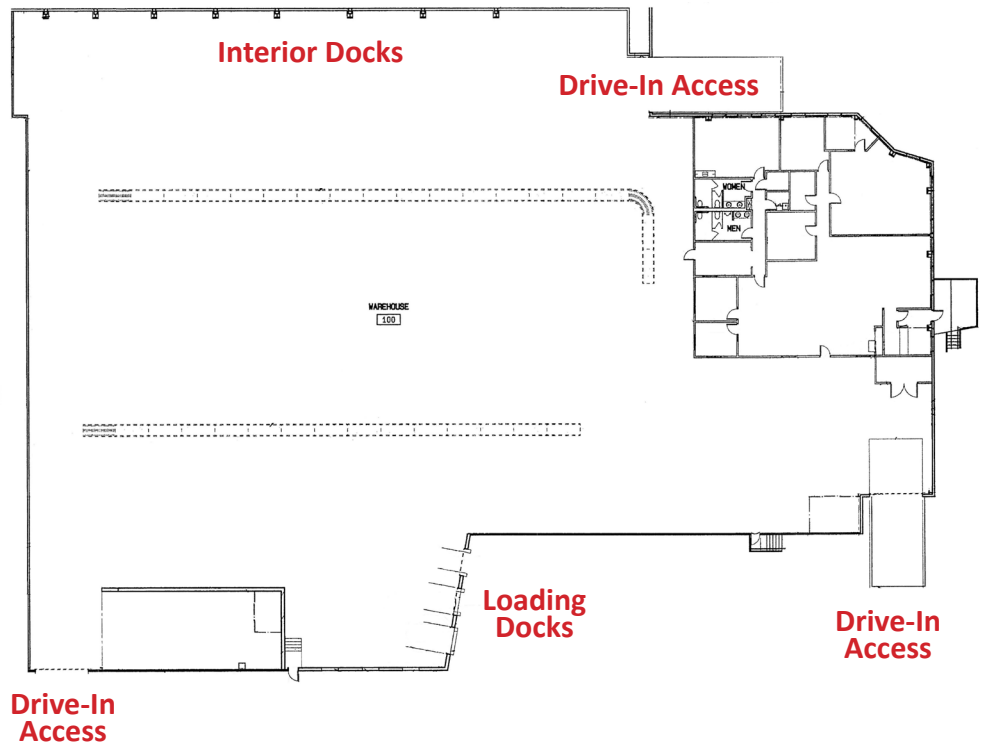
2 - 12'x12' Drive-In

Warehouse Lighting:

Mix of LED and metal halide

Electric Service:

Duquesne Light





## 401 Bingham Street - Office

778 SF - 1st Floor

